



27 CARDIFF STREET, ABERDARE, CF44 7DP

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Abercynon, Mountain Ash, CF45 4UA

**£369,995**



Nestled in the charming area of Abercynon, Mountain Ash, this beautifully presented detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking room to grow. The generous layout includes three inviting reception rooms, providing ample space for relaxation and entertainment.

The heart of the home features a delightful log burner, creating a warm and welcoming atmosphere during the colder months. The well-appointed bathrooms ensure convenience for all residents and guests alike.

Outside, the property boasts vibrant and expansive gardens, perfect for enjoying the outdoors, hosting summer gatherings, or simply unwinding in a tranquil setting. With parking available for up to four vehicles, this home caters to the needs of modern living.

Situated in an excellent location, this property offers easy access to local amenities and transport links, making it a fantastic choice for those looking to enjoy the best of both town and country living. This stunning home is not just a place to live, but a lifestyle to embrace. Don't miss the opportunity to make it your own.



## Entrance Hall

Wooden front door. Radiator. Walk-in Cloakroom.

## Cloakroom

Wooden window to front. W.C. Handwash basin. Radiator.

## Living Room 30'00 x 13'07 (9.14m x 4.14m)

UPVC double glazed window to front. UPVC double glazed patio doors to rear. Radiator x2. Log Burner.

## Kitchen 20'02 x 9'03 (6.15m x 2.82m)

UPVC double glazed window and patio doors to rear. Radiator. Tiled floor. Gas oven and hob. Provisions for fridge/freezer/washer/dryer.

## Dining Room 13'10 x 10'00 (4.22m x 3.05m)

Solid oak flooring. Radiator.

## Conservatory

Wooden framed conservatory. Tiled flooring. Radiator.

## Landing

Radiator.

## Bedroom 1 23'08 x 10'00 (7.21m x 3.05m)

UPVC double glazed window to rear. Radiator. Dressing area. Fitted wardrobes.

## Bedroom 2 12'00 x 11'05 (3.66m x 3.48m)

Wooden window to rear. Radiator. Fitted wardrobes. Access to loft.

## Bedroom 3 13'06 x 11'10 (4.11m x 3.61m)

UPVC double glazed window to front. Radiator.

## Bedroom 4 9'09 x 6'09 (2.97m x 2.06m)

UPVC double glazed window to front. Radiator.

## Bathroom 9'09 x 7'09 (2.97m x 2.36m)

UPVC double glazed window to rear. W.C. Radiator. Separate shower. Corner bath. Handwash basin.

## Outside

Driveway. Side access. Rear garden with grass lawn. Outside tap.

## Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

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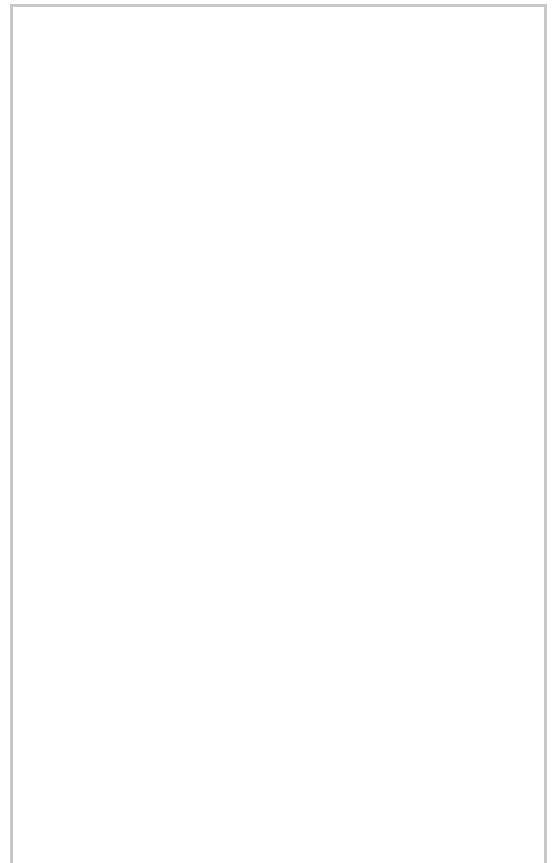
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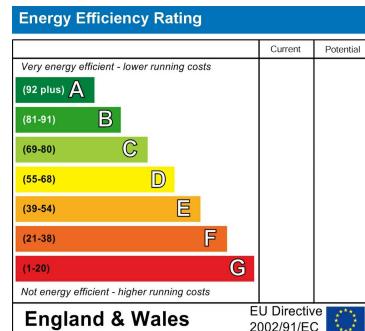
## Area Map



## Floor Plans



## Energy Efficiency Graph



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